



Elderly Accommodation Counsel

Registered charity

Company limited by guarantee

Report and Financial Statements for the year ended 31st December 2022

Company Registration Number 01955490

Charity Registration Number 292552

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Elderly Accommodation Counsel

Report of the Trustees

for the year ended 31st December 2022

Declaration

The Trustees present their report and financial statements for the year ended 31 December 2022. The financial statements have been prepared in accordance with the Charities Statement of Recommended Practice (FRS 102), applicable law and the charity's governing document.

1. Introduction

This report is provided by the Trustees of Elderly Accommodation Counsel (EAC), charity no 292552, whose operating office is at Brigade House, Brigade Street, London SE3 0TW. EAC is a registered Company (no 01955490) private, limited by guarantee and with no share capital.

EAC's charitable mission is to help older people make informed choices about meeting their housing and care needs. Since 1985 we have done this by compiling extensive directories of housing and care facilities and services for older people, making these widely available through our website HousingCare.org, and providing a free telephone Advice Line service.

The charity's Trustees in the year were:-

- Professor Ann Netten (Chair)
- Dr Gemma Penn
- Dr Bruce Moore

2. Overview of the year

The Board of Trustees met 7 times in 2022 to review the charity's budget, financial position and forecasts and also to consider the future structure and focus of the charity.

We are pleased to report that the charity's financial position has continued to improve and we have built on last year's success and managed to further add to the charity's reserves that had been significantly depleted during the Covid crisis.

During 2022 we continued the wide-ranging review and evaluation of EAC's organisational, structural & collaborative options for the future, whilst also remaining focused on delivering our charitable services and achieving the income we projected at the start of the year.

3. Key Activities, Achievements and Performance

In 2022, EAC's main activities have been:

Maintaining our information directories and website HousingCare.org

Our directory of all UK retirement housing is detailed and unique, encompassing all specialist housing available to older people. It includes comprehensive coverage of

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Report of the Trustees

for the year ended 31st December 2022

accommodation for people with limited means as well as newer 'high end' provision, and recognises that across the board, older people considering moving home are more likely to find what they need and can afford in an older development rather than a brand new one.

Maintaining the directory therefore requires regular checking and updating information on 25,600 existing developments alongside identifying around 300 new ones and a smaller number of closures each year. This work is time and resource intensive, but necessary to ensure that EAC's datasets remain the definitive resource for older people's accommodation in the UK.

In parallel our directory of services focuses on those which help the vast numbers of older people who wish to remain in their current homes to identify the support and services they require to 'stay put' successfully, such as home improvement, handyman and gardening services, aids and adaptations, transport and day centres, befriending and telecare services.

These directories, along with explanatory materials, are the centrepiece of EAC's website – HousingCare.org – which has been redesigned to make it more easily navigable and user friendly. This redesign work is ongoing. In 2022 the site received 3.7 million visitors.

EAC Advice – a telephone advice service

This 12 month initiative, funded by a generous donation from OneFamily, ended in June 2022. EAC Advice helped over 4,500 older people to live better at home or to move to a more suitable home. The challenges faced by many clients reflected their experiences of the Covid pandemic and its lingering aftermath – of anxiety and isolation, of frustration at the inability to contact support services, and of residual restrictions on moving home.

A majority of telephone callers had already visited our website, but looked for answers to specific questions and/or guidance on finding the information they wanted on the site. A substantial minority looked for help to decide what to do for the best in complex situations – many of these were referred to our service by local authorities and other charities. One Family's support was also intended to assist EAC in exploring ways of funding the ongoing delivery of a free, independent and impartial 'housing options' advice to older people and their families. Whilst the 12 month funding period proved too short to fully explore all funding opportunities, how we take forward EAC Advice remains an open question and is central to our conversations with other information and advice organisations.

Services to housing providers and related organisations

Housing providers use our service to augment the presentation on our website of their organisation and its housing facilities. For many we also feature currently available properties. The service is regarded as marketing by subscribers, but in EAC's terms it enables us to present more informative profiles of housing facilities than we could otherwise. 14 housing and care home providers now subscribe to EAC's service, along with 5 national specialist estate and lettings agencies.

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Report of the Trustees

for the year ended 31st December 2022

EAC also licenses use of its specialist housing supply data to housing researchers, planning advisors, developers, investment brokers and social landlords. This data product has earned a reputation as the most comprehensive and independently monitored information about specialist housing for older people available anywhere. Government departments DHSC and DLUHC, and an increasing number of local authorities, regularly request either raw data or extracted statistics.

Revenue from both these streams increased further in 2022 and we are encouraged by the increasing use of EAC data by each of the customer groups identified above, and excited by the potential to further develop and commercially exploit the charity's IP assets to help fund work that we currently cannot afford to do.

Building a Network

EAC benefits greatly from its relationships with a number of overlapping networks of individuals and organisations operating across the spectrum of research, policy formulation and service delivery to older people. Maintaining these relationships became more difficult during the Covid pandemic, but during 2022 we determinedly made up for lost time. Despite its relatively small size and limited resources, EAC is seen as a significant contributor/partner and an important part of a broader alliance of bodies concerned with the challenges faced by an ageing population.

4. Legal and Financial Report

Our Charitable and Business Activities

EAC's mission is to help older people make informed decisions about meeting their housing and care needs.

Our main charitable activities during 2022 were to maintain two websites and (until mid year) to provide an accompanying, personalised telephone advice service.

Websites

[HousingCare.org](https://www.housingcare.org) provides detailed information on all 36,700 specialist housing facilities and care homes in the UK, plus around 7,000 services that can help older people live safely and well at home, and an extensive library of reading materials covering all aspects of understanding, comparing, accessing and affording suitable housing, care and support in later life.

[hoop.eac.org.uk/](https://www.hoop.eac.org.uk/), our linked 'Housing Options for Older People' web 'app' provides an alternative interface to EAC resources structured as suggestions in response to a range of concerns that users identify.

EAC Advice

From July 2021 to Jun 2022, we ran EAC Advice, a telephone advice line closely linked to our websites.

Public Benefit

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Report of the Trustees

for the year ended 31st December 2022

In setting the charity's objectives, the Trustees have paid due regard to the Public Benefit guidance published by the Charity Commission. How the charity fulfils this responsibility is contained in the various sections of this report. Key outcomes were:

Activity	2022
Detailed information compiled and regularly updated on accommodation and services for older people, and available on EAC HousingCare website	<ul style="list-style-type: none">• 25,712 retirement housing developments• 10,786 care homes• 6,888 home services
Information and guidance materials produced for older people, their families and professional who work with them, and available on EAC HousingCare website	<ul style="list-style-type: none">• 18 Factsheets• 11 'Quick Guides'• 2 booklet Guides
HousingCare and HOOP users	<ul style="list-style-type: none">• 3.7 million
Advice Line customers	<ul style="list-style-type: none">• 4,517

Remuneration policy

EAC currently employs 2 salaried staff (1.8fte) - John Galvin (Chief Executive) and Alex Billeter (Projects Manager) who were EAC's key management personnel during the year. When required, EAC engages the services of consultants to provide services in the areas of IT development and support, finance, housing options advice and data.

Financial Out-turn

Income in 2022 increased by 10% vs 2021, largely due to an ongoing rebuild of EAC's main website which generated more revenue. All income was unrestricted.

Total expenditure in 2022 decreased by 10% vs 2021 due to further reductions in costs that began in 2020. This has brought the charity back to a position where its costs are more than covered by its income each year. At the year end, EAC's reserves were £192,555.

Reserves Policy

Trustees conducted a detailed review of the Charity's Reserves Policy in March 2022, under the following headings: protection against disaster, cushion against the unforeseen and protection against / mitigating risk.

It was agreed to set an interim reserves requirement equal to the charity's reserves at the end of 2021 which it is felt both prudent and commensurate with the charity's current turnover and scale of operation. This will be kept under review as the charity's future plans evolve.

Treasury Management

Total income in 2022 was £255,651. Funds were held across 3 accounts in 2 banks, both members of the Financial Services Compensation Scheme.

Risk Management

The Covid-related challenges we faced from March 2020 were very different from those of the past, but early on we appraised worst case risks, and on the basis of this adopted a

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for the year ended 31st December 2022

survival strategy that cut costs where needed to achieve a broadly balanced budget for 2021 and beyond.

We maintained delivery to our key stakeholders, retained sufficient staff to ensure continuity, recruited new Trustees and by mid 2021 reached a point where we could project income matching expenditure over at least 18 months ahead. In the event, we did better than expected, broadly breaking even over 2021 as a whole, and moving into reliable monthly surpluses since the start of 2022.

Nevertheless we remain alert to the risks and challenges facing EAC. We will proceed cautiously as we seek to take advantage of the new opportunities we have managed to open up, both alone and in partnership with others, within the framework of a balanced budget, and with a level of reserves sufficient to ensure an orderly recovery from the main assessed risks.

Data Protection

EAC is committed to ensuring that it is compliant with the requirements of the Data Protection Act 2018 and General Data Protection Regulation (GDPR).

5. Structure, Governance and Management

Trustees

EAC's Trustees are appointed by invitation of the Board, informed by regular skills audits.

The commitment and expertise of 2020 appointees Gemma Penn and Bruce Moore, and their determination to safeguard the future of EAC's mission and work, has been vital to enabling EAC to continue to have a significant impact, both directly to older people and in the evolving policy and practice debate around how the housing and care needs and aspirations of older people can best be met.

The Board of Trustees met 7 times in 2022 together with communicating regularly between meetings and offering support to our CEO as and when needed.

Trustees' Responsibilities Statement

The Trustees (who are also directors of Elderly Accommodation Counsel for the purposes of company law) are responsible for preparing the Trustees' Report and the financial statements in accordance with applicable law and United Kingdom Accounting Standards (United Kingdom Generally Accepted Accounting Practice).

Company law requires the Trustees to prepare financial statements for each financial year which give a true and fair view of the state of affairs of the charitable company and of the incoming resources and application of resources, including the income and expenditure, of the charitable company for that period. In preparing these financial statements, the Trustees are required to:

- Select suitable accounting policies and then apply them consistently;

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Report of the Trustees

for the year ended 31st December 2022

- Observe the methods and principles in the Charities SORP;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable UK Accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the charitable company will continue in business.

The Trustees are responsible for keeping proper accounting records that disclose with reasonable accuracy at any time the financial position of the charitable company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the charitable company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

In so far as we are aware:

- There is no relevant independent examination information of which the charitable company's independent examiner is unaware; and
- The Trustees have taken all steps necessary to make themselves aware of any relevant examination information and to establish that the independent examiner is aware of that information.

Staff and Consultant Responsibilities

At 2022 year end the charity employed 2 members of staff (1.8 fte) John Galvin (Chief Executive) and Alex Billeter (Projects Manager). When required, EAC engages the services of consultants to provide services in the areas of IT development and support, finance, housing options advice and data.

6. Acknowledgements

Several warm *Thank You's* are in order this year.

Thank You to Trustees and Staff

We owe particular thanks to our Trustees, both new and not so new, for their unstinting efforts over the last year to forge a bright future for EAC by helping rebuild its capacity to deliver a unique service to older people and their families, and extending its reach through collaboration and partnerships with other like minded local and national organisations.

The Trustees also extend their thanks to each of our staff, consultants and service providers for their hard work and dedication.

Thank you all very much.

Thank You to our Service Subscribers & Licensees

An important part of EAC's income comes from the 19 housing and care providers who subscribe to our web marketing services and the 11 housing developers, investors, consultants and planners who licence our accommodation supply data.

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Report of the Trustees

for the year ended 31st December 2022

We are grateful to you all for your continuing support.

Thank you to OneFamily

OneFamily made a leap of faith in offering to support the re-launch of EAC's advice line service. As a mutual business which offers equity release and lifetime mortgage solutions to its many older members, its leadership team understood the importance of impartial and knowledgeable information and advice to good decision making in older age. Their contribution was a substantial one, replacing some of the smaller donations they would normally make.

We are very grateful for the opportunity this offered EAC to get back involved with the older people we were able to help, and many of their family members

Neil Sharp, who introduced us to OneFamily, helped strengthen our case for funding, and remained engaged throughout, deserves his own huge Thank You.

Thank You to Bassetlaw Action Centre (BAC)

Finally our warm thanks to Lynn Tupling, CEO of BAC, and her team in Nottinghamshire, without whom we would have struggled to deliver EAC Advice. They brought knowledge and professionalism to the role, quickly learned to engage with customers across the UK, and always worked with a smile.

7. Looking Ahead in 2023

The detailed work that we have done over the last year to understand the new landscape of information and advice services to older people and their families has been challenging, but is proving enormously helpful in thinking about EAC's future role.

EAC's starting point, since its inception in 1985, is that ageing successfully requires thinking and planning ahead to ensure that the home we live in is 'age friendly' and the support services we might need are available, accessible and affordable. We were the first national organisation to devise information and advice service dedicated to helping people to do this, and over the years we encouraged and supported the creation of similar local services in many parts of the country.

But our recent fact-finding has shown how patchy, and precarious the availability of fully independent 'housing and care options' advice services has become. This against an increasingly sombre backdrop of Covid's lingering impact on older people, continuing delays to reform and re-funding of social care, the re-emergence of pensioner poverty and the reality of a national housing stock still largely unfit to age in, and now more expensive even to heat.

So as we continue to work on our own forward plan, we are clear that our imperative must be to find ways of leveraging EAC's very limited resources, its networks, IP assets and

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Report of the Trustees

for the year ended 31st December 2022

expertise to make maximum impact on the availability and quality of 'housing options' advice to those many older people who remain ill-served.

Signed on behalf of the Board of Trustees

A handwritten signature in black ink, appearing to read 'Ann Netten', written in a cursive style.

Professor Ann Netten, Chair of Trustees

Date: 14th December 2023

Elderly Accommodation Counsel

Independent Examiners's Report

for the year ended 31st December 2022

Independent Examiner's Report for the year ended 31 December 2022

Independent Examiner's Report to the Trustees of Elderly Accommodation Counsel

I report to the charity trustees on my examination of the accounts of Elderly Accommodation Counsel for the year ended 31 December 2022.

Responsibility and basis of report

As the charity's trustees and also its directors for the purposes of company law, you are responsible for the preparation of the accounts in accordance with the Companies Act 2006 ('the 2006 Act').

Having satisfied myself that the accounts of Elderly Accommodation Counsel are not required to be audited under Part 16 of the 2006 Act and are eligible for independent examination, I report in respect of my examination of the charity's accounts as carried out under section 145 of the Charities Act 2011 ('the 2011 Act'). In carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act.

Independent examiner's statement

Since the charity's gross income exceeded £250,000 your examiner must be a member of a listed body. I can confirm that I am qualified to undertake the examination because I am a member of the Institute of Chartered Accountants in England and Wales, which is one of the listed bodies.

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

- accounting records were not kept in respect of the Company as required under section 386 of the 2006 Act; or
- the accounts do not accord with those records; or
- the accounts do not comply with accounting requirements under section 396 of the 2006 Act other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination; or
- the accounts have not been prepared in accordance with the methods and principles of the Statement of Recommended Practice for accounting and reporting by charities applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.

This report is made solely to the trustees, as a body, in accordance with Part 4 of the Charities (Accounts and Reports) Regulations 2008. My work has been undertaken so that I might state to the trustees those matters I am required to state to them in an independent examiner's report and for no other purpose. To the fullest extent permitted by law, I do not accept or assume responsibility to anyone other than the charity and the trustees as a a body for my work or for this report.

Trevor James FCA DChA FCIE
Dormer Cottage
West Broyle
Chichester
West Sussex
PO19 3PR

Elderly Accommodation Counsel

Statement of Financial Activities

for the year ended 31st December 2022

	Notes	Unrestricted funds		Restricted funds		Total funds 2022	Total funds 2021
		General	Other	General	Other		
		£	£			£	£
Income from:							
Donations and legacies							
Legacy & client donations		5	-			5	55
Organisations		40,500	-			40,500	40,500
Charitable activities							
Research & Development		51,361	-			51,361	48,001
Miscellaneous Charity Services		-	-			-	3,333
Other trading activities							
		162,871	-			162,871	138,117
Investments							
		913	-			-	9
Total income		255,651	-			255,651	230,015
Less: Expenditure on raising funds							
Fundraising and publicity		(2,946)	-			(2,946)	(4,581)
Net income		252,705	-			252,705	225,434
Expenditure on:							
Charitable activities							
Research & Development	1	42,812	-			42,812	56,369
Advice Service	1	60,365	-			60,365	52,613
Miscellaneous Charity Services	1	18,458	-			18,458	24,516
ICT infrastructure	1	70,365	-			70,365	80,528
Total expenditure on charitable activities		195,000	-			195,000	217,031
Total expenditure	1	197,946	-			197,946	221,613
Net income/(expenditure)		57,705	-			57,705	8,403
Transfer between funds		-	-			-	-
Net movement in funds		57,705	-			57,705	8,403
Reconciliation of funds:							
Fund balances brought forward at 1 January 2021		134,850	-			134,850	126,447
Fund balances carried forward at 31 December 2021		192,555	-			192,555	134,850

The accompanying notes form part of these financial statements.

Elderly Accommodation Counsel

Balance Sheet

At 31st December 2022

	Notes	2022	2021
		£	£
FIXED ASSETS			
Intangible fixed assets	4	1	1
CURRENT ASSETS			
Debtors	5	30,894	47,311
Cash at bank and in hand		<u>247,141</u>	<u>192,381</u>
		278,035	239,692
CREDITORS: amounts falling due within one year	6	<u>(85,481)</u>	<u>(104,843)</u>
NET CURRENT ASSETS		192,554	134,849
NET ASSETS		<u>192,555</u>	<u>134,850</u>
FUNDS			
Unrestricted funds			
General		192,555	134,850
Restricted Funds		<u>-</u>	<u>-</u>
		<u>192,555</u>	<u>134,850</u>

For the financial year in question the company was entitled to exemption under section 477 of the Companies Act 2006 relating to small companies.

No members have required the company to obtain an audit of its accounts for the year in question in accordance with section 476 of the Companies Act 2006.


The directors acknowledge their responsibility for complying with the requirements of the Act with respect to accounting records and for the preparation of accounts.

These accounts have been prepared in accordance with the provisions applicable to companies subject to the small companies' regime.

The Financial Statements were approved and authorised by Trustees on 14th December 2023 and were signed on its behalf by



A Netten
Chair



B Moore
Trustee

Company registration number: 01955490

Elderly Accommodation Counsel

Statement of Cash Flows

For the year ended 31st December 2022

Statement of cash flows

	Note	2022 £	2021 £
Cash flows from operating activities:			
Net cash provided by (used in) operating activities	1		5,739
Cash flows from investing activities:			
Dividends, interest and rents from investments			9
<i>Change in cash and cash equivalents in the reporting period</i>			5,748
Cash and cash equivalents at the beginning of the reporting period	2		186,633
<i>Cash and cash equivalents at the end of the reporting period</i>	2		192,381

1. Reconciliation of net movement in funds to net cash flow from operating activities

	2022	2021
		£
Net movement in funds for the reporting period (as per the statement of financial activities)	53,846	8,403
Adjustments for:		
Dividends, interest and rents from investments	(913)	(9)
(Increase)/decrease in debtors	16,417	(22,727)
Increase/(decrease) in creditors	(19,362)	20,072
Net cash provided by (used in) operating activities	53,846	5,739

2. Analysis of cash and cash equivalents

	2022	2021
		£
Cash in hand	247,141	192,381
Total cash and cash equivalents	247,141	192,381

Elderly Accommodation Counsel

Notes to the accounts

For the year ended 31st December 2022

Accounting policies

The principal accounting policies adopted, judgements and key sources of estimation uncertainty in the preparation of the financial statements are as follows:

(a) Basis of preparation

The financial statements have been prepared in accordance with Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (second edition effective 1 January 2019) - (Charities SORP (FRS 102)), the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102).

The charity meets the definition of a public benefit entity under FRS 102. Assets and liabilities are initially recognised at historical cost or transaction value unless otherwise stated in the relevant accounting policy note(s).

(b) Preparation of accounts on a going concern basis

The trustees have considered and reviewed the charity's financial position, reserves levels and future plans, and have confidence that the charity remains a going concern for the foreseeable future. The trustees consider there are no material uncertainties about the charity's ability to continue as a going concern.

(c) Fund accounting

Unrestricted general funds comprise accumulated surpluses and deficits on general funds. They are available for use at the discretion of the Trustees in furtherance of the general charitable objectives. Designated funds are unrestricted funds earmarked by the Trustees for a specific purpose.

Restricted funds are funds subject to specific trusts which may be declared by the donors or with their authority, but are still within the objects of the charity.

(d) Income

Income from charitable activities includes income received from grant funding or received under contract. Grant income and donations included in this category are recognised where there is entitlement, probability of receipt and the amount can be measured with sufficient reliability.

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Notes to the accounts

For the year ended 31st December 2022

Accounting Policies (continued)

(e) Expenditure

Expenditure is recognised on an accruals basis as a liability is incurred. Charitable expenditure consists of costs incurred by the charity in the delivery of its activities and services for its beneficiaries.

Central overheads are allocated to charitable activities and fundraising functions on the basis of the use of central support services.

Governance costs include expenditure on the governance of the charity and its assets and are primarily associated with constitutional and statutory requirements.

(f) Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost or valuation less depreciation. Depreciation is provided at rates calculated to write off the cost or valuation of fixed assets, less their estimated residual value, over their expected useful lives on the following basis:

Office equipment – 25% per annum

Cost of computer equipment is expended in the year which it is incurred.

(g) Amortisation of Database costs

The value of the charity's accommodation databases have been capitalised and amortised to a nominal value of £1. They remain a unique and indispensable asset without which the charity could not fulfil its primary purpose, and from which the charity derives considerable income to support its charitable activities.

(h) Debtors

Trade and other debtors are recognised at the settlement amount due after any trade discount offered. Prepayments are valued at the amount prepaid net of any trade discounts due.

(i) Cash at bank and in hand

Cash at bank and cash in hand includes cash and short term highly liquid investments.

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Notes to the accounts

For the year ended 31st December 2022

Accounting Policies (continued)

(j) Creditors and provisions

Creditors and provisions are recognised where the charity has a present obligation resulting from a past event that will probably result in the transfer of funds to a third party and the amount due to settle the obligation can be measured or estimated reliably. Creditors and provisions are normally recognised at their settlement amount after allowing for any trade discounts due.

(k) Employee benefits

Short term benefits

Short term benefits including holiday pay are recognised as an expense in the period in which the service is received.

Employee termination benefits

Termination benefits are accounted for on an accrual basis and in line with FRS 102.

Pension scheme

The charity operates a defined contribution pension scheme for the benefit of its employees. The assets of the scheme are held independently from those of the charity in an independently administered fund. The pensions costs charged in the financial statements represent the contributions payable during the year.

(l) Operating leases

Operating lease rentals are charged to the Statement of Financial Activities over the period in which the cost is incurred.

Elderly Accommodation Counsel

Notes to the accounts

For the year ended 31st December 2022

Note 1 - Analysis of total expenditure	Staff costs	Overheads	Other direct costs	Total 2022	%	Total 2021	%
	£	£	£	£		£	
<i>Cost of generating funds</i>							
Fundraising and publicity	2,382	564	-	2,964	1%	4,581	2%
<i>Charitable activities</i>							
HOOP	-	-	-	-	0%	5,530	3%
Research & Development	34,615	8,198	-	42,812	22%	56,369	25%
National Housing for Older People Awards	-	-	-	-	0%	(2,525)	(1%)
Advice Service	32,095	7,601	20,669	60,365	30%	52,613	24%
Miscellaneous Charity Services	14,924	3,534	-	18,458	9%	24,516	11%
Designated Reserves Spend	59,317	14,048	-	73,365	37%	80,528	36%
Subtotal	140,950	33,381	20,669	195,000	99%	217,031	98%
Total expenditure	143,331	33,945	20,669	197,946	100%	221,612	100%

Support Costs

	Office-related costs	Other costs	Total 2022	Total 2021
	£	£	£	£
Fundraising and publicity	423	141	564	859
HOOP	-	-	-	1,036
Research & Development	6,153	2,045	8,198	10,565
Miscellaneous Charity Services	8,358	2,777	11,135	11,689
IT Infrastructure development	10,544	3,504	14,048	15,093
	25,477	8,467	33,945	39,242

	2022	2021
	£	£
<u>Governance Costs</u>		
Independent Examiner's fee	700	-
Auditor's fee	-	9,500
Reimbursement of expenses to Trustees	-	-
	700	9,500

Elderly Accommodation Counsel

Notes to the accounts

For the year ended 31st December 2022

Note 2 - Staff Costs

	2022	2021
	£	£
<u>Regular payroll staff</u>		
Gross salary	39,282	41,945
Social security cost	-	858
Pension contributions	-	36
Employee redundancy payment	-250	7,500
Recruitment	-	250
	<hr/>	<hr/>
	39,232	50,634
Independent Consultants & Service Providers	104,300	119,497
	<hr/>	<hr/>
Total	143,332	170,131

Note 3 - Trustees' Remuneration and Reimbursed Expenses

Expenses of £nil were reimbursed to trustees in the year (2021: £nil).

Note 4 - Intangible Fixed Assets

	2022	2021
	£	£
Notional value of EAC datasets	1	1

Note 5 - Debtors

	2022	2021
	£	£
Trade debtors	23,460	38,700
Prepayments and accrued income	7,434	8,611
	<hr/>	<hr/>
	30,894	47,311

Note 6 - Creditors: Amounts falling due within one year

	2022	2021
	£	£
Other creditors and accruals	99,879	19,191
Accruals	2,694	12,853
Deferred Income	59,647	67,835
Other taxes and social security payable	3,921	4,964
	<hr/>	<hr/>
	85,481	104,843

Note 7 – Restricted funds

None

Elderly Accommodation Counsel

Notes to the accounts

For the year ended 31st December 2022

Note 8 - Donations

	B/fwd	Income	Expenditure	C/fwd
	£	£	£	£
OneFamily Foundation	0	40,500	40,500	0
	<u>0</u>	<u>40,500</u>	<u>40,500</u>	<u>0</u>

Note 9 - Operating Lease Commitments

Land & Buildings	2022	2021
Amounts due:	£	£
Within 1 year	8,725	8,600
Later than 1 year not later than 5 years	25,026	6,450
More than 5 years	-	-
	<u>33,751</u>	<u>15,050</u>

Note 10 – Related Party Transactions

During the year, EAC provided web & data services to Housing21 whose Chief Executive, Bruce Moore, is a Trustee of the charity. Housing 21 paid a fee of £10,950 (2021: £10,950) to EAC for these services.

There were no other related party transactions in either the current or the preceding year.

Elderly Accommodation Counsel

Reference and administrative information

For the year ended 31st December 2022

Status

Elderly Accommodation Counsel (more usually known as EAC) is:

- A Company Limited by Guarantee no.01955490, registered under The Companies Act 2006
- An incorporated charity, no. 292552

It is registered for VAT with HMRC (VAT reg. no. 386 3167 27)

The objects of the Charity are defined in its Memorandum and Articles of Association as “to promote the relief of the elderly by the provision of information and advice to those seeking to meet the needs of the elderly”.

The Charity is governed by a Board of Trustees. All of the Charity’s Trustees also serve as Directors of the Company.

Board of Trustees

Professor Ann Netten (Chair)

Dr Gemma Penn

Dr Bruce Moore

Chief Executive & Secretary

John Galvin

Registered Office

Room 1:2, Brigade House, Brigade Street, London SE3 0TW

Independent Examiner

Trevor James, Dormer Cottage, West Broyle, Chichester, West Sussex, PO19 3PR

Bankers

Unity Trust Bank, Nine Brindleyplace, Birmingham B1 2HB

National Westminster Bank, 55 Kensington High Street, London W8 5ZG

CAF Bank, 25 Kings Hill, West Malling, Kent ME19 4JQ

Solicitors

Levine Mellins Klarfeld, 24-26 Church Road, Stanmore, Middlesex HA7 4AW

Bates Wells & Braithwaite London LLP, 10 Queen Street Place, London, EC4R 1BE